

The Leesburg Planning Commission met on Thursday February 6, 2003 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, Virginia. Staff members present for the meeting were Susan Swift, Nick Colonna, Delane Parks, Lee Phillips, Randy Hodgson, John Johnson, Paul Gauthier, Aref Etemadi and Anne Marie Eaton.

**CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**ROLL CALL:**

Present: Vice-Chairman Clem  
Commissioner Dube  
Commissioner Kennedy  
Commissioner Bangert  
Mayor Umstattd

Absent: Commissioner Werner  
Chairman Vaughn  
Commissioner Hoovler

**ADOPTION OF THE MINUTES:**

Commissioner Kennedy made a motion to approve the minutes of January 16, 2003.

Motion: Kennedy  
Second: Dube  
Carried: 4-0 (Umstattd late)

**REMARKS BY PETITIONERS:**

None

**PUBLIC HEARINGS:**

None

**SUBDIVISION AND LAND DEVELOPMENT**

**DP 2002-22 LEESBURG STATION AUTO WASH PRELIMINARY FINAL  
DEVELOPMENT PLAN 3<sup>RD</sup> SUBMISSION ACTION ITEM – John Johnston,  
Senior Planner**

Mr. Johnson gave a brief overview of this application to the Planning Commission.

Mr. Johnson stated one of the outstanding issues is the building elevation. He stated it is not in conformance with the original elevation that was approved with the special exception. He stated the massing of the roof is different as well. He stated the main concern from the last meeting was the location of the traffic stop bars on Catocin Circle. He explained to the Commission where the bars will be located.

Vice-Chairman Clem asked Mr. Johnson what are the outstanding issues that the staff is concerned about.

Mr. Johnson stated the biggest concern is the building design itself.

Commissioner Bangert asked if it would be possible to have a light indicator on the property near the exit sign to be coordinated with the WO & D trail light to resolve some of the safety concerns.

Mr. Johnson stated he does not think it would be a problem.

Commissioner Banget asked if the applicant has put anything in the application about cleaning out the back part of the property that drops down next to the creek.

Mr. Johnson stated he would talk to the applicant about the matter.

Mr. Tom Magazzino, the applicant, came forward and stated he does agree to preserve as many trees in the back of the property as possible and clean it up. He stated he did not just arbitrarily change the building. He stated he went back to the architect and removed the awnings, and that the special exception allows him to enlarge the building. He renewed some of the details of the building including adding the turret.

Vice-Chairman Clem asked for a motion.

Commissioner Kennedy made a motion recommending conditional approval of the Leesburg Station Auto Wash Preliminary/Final Development Plan conditioned upon satisfactory resolution of the Department of Planning, Zoning and Development review comments dated January 24, 2003 (including pending referrals noted) and the Department of Engineering and Public Works Review comments dated January 28, 2003, and as agreed to in a letter from the applicant dated January 28, 2003.

Commissioner Bangert seconded.

**Motion:** Approved, vote 5-0-1 (Mayor Umstattd abstained).

**DP 2002-80 202 WIRT STREET- PRELIMINARY/FINAL DEVELOPMENT PLAN** –Nick Colonna, Senior Planner

Mr. Nick Colonna came forward and gave a brief presentation and answered questions.

Mr. Peter Burnett, the applicant, came forward. He stated the Board of Architectural approved the buffer and landscape plan.

They're being no further questions Vice-Chairman Clem asked for a motion.

Commissioner Bangert moved to recommend conditional approval of the 202 Wirt Street office building.

Commissioner Kennedy seconded.

**Motion:** Approved, vote 5-0-1 (Councilmember Umstattd abstained).

**HAWKS VIEW GLEN PRELIMINARY /FINAL DEVELOPMENT PLAN**-Delane Parks, Senior Planner

Mr. Parks came forward and gave a brief presentation of the plan. Mr. Parks stated one of the issues that came up when this project went through the rezoning was the noise from the bypass. He stated there were proffers put in to place to ensure the townhouses will have certain soundproof measures built in within the structure to reduce the noise from the traffic. Mr. Parks discussed the buffer, fence and retaining wall proposals. He stated putting up a concrete wall would entice graffiti and that the staff had suggested putting up a stone wall. He stated based on the staff comments and conditions he recommends approval.

Commissioner Bangert asked if the road usage through Fox Chapel to the Knolls was worked out?

Mr. Parks stated it is part of the condition for approval to have the road issue worked out.

Commissioner Bangart asked who will decide what is acceptable the town or the HOA.

Mr. Parks stated as long as the two parties agree with the private arrangement.

Mayor Umstattd asked if a stone-faced wall would be tougher to clean if there is graffiti. She stated having a concrete wall covered with vines might be a better idea.

Mr. Parks stated he could not answer that at this point.

Vice-Chairman Clem stated he feels having a wall with vines becomes a haven for rodents. He stated the stone should be a type of stone that is easy not to paint on.

Mr. Mike Banzhaf of Reed Smith on behalf of Pulte homes came forward and stated there is a draft of the contract about the road access and maintenance.

Vice-Chairman Clem asked for a motion.

Commissioner Kennedy made a motion recommending that the Planning Commission approve the above referenced preliminary/final development plan, conditioned upon satisfactory resolution of the remaining review comments from the Department of Planning, Zoning and Development dated January 13, 2003 and review comments from the Department of Engineering and Public Works dated January 7, 2003.

Commissioner Dube seconded.

**Motion:** Approved, vote 5-0-1 (Council member Umstadd abstaining).

**FIRST CITIZENS BANK- PRELIMINARY FINAL DEVELOPMENT PLAN  
(Briefing)** (Nick Colonna Senior Planner)

Mr. Colonna Came forward and gave a brief presentation on the above application.

Mr. Dave Bowers of Bowers and associates came forward to answer questions.

Commissioner Bangert asked Mr. Bowers if he had chance to speak with the Town Arborist regarding landscape plan and lighting issues.

Mr. Colonna stated the comments were part of the attachments in the packet.

Mayor Umstadd stated to Mr. Bowers to think about having a controlled intersection from the Giant or from the bank. She stated stop signs or traffic lights might be beneficial. She stated at some point to bring this matter up to his clients of First Citizens bank.

This being a briefing there was no action required.

**PATRIOT OFFICE PARK-PRELIMINARY/FINAL DEVELOPMENT PLAN  
(Briefing)** – Nick Colonna, Senior Planner

Mr. Colonna came forward and gave a brief presentation on the above application.

Mr. Tom Chamberlain the applicant came forward to answer questions. He stated all the comments from staff have been met and addressed.

This being a briefing there was no action required.

**DCSM AMENDMENTS –BRIEFING**

Mr. Aref Etemadi, Deputy Director of Utilities came forward and stated he was here tonight to submit the changes to the DCSM. He stated the changes including Article 2 Water and Fire Regulations and Article 4 Sewage and Solid Waste Disposal. He stated the changes have become necessary due to the changes in the industry. He stated ESI and a local engineering firm have approved the changes.

Vice-Chairman Clem asked for a motion.

Commissioner Bangert moved that the Changes to the DCSM be approved.

Commissioner Kennedy seconded.

**Motion:** Approved, vote 5-0-1 (Councilmember Umstattd abstained).

**SE-2002-10 LEESBURG BREWING COMPANY (Preview Staff Report) (Briefing)  
Randy Hodgson, Chief of Comprehensive Planning**

Mr. Randy Hodgson came forward and gave a briefing on the application. He stated the applicant is asking for a brew pub in conjunction with a restaurant located at the Leesburg Plaza Office Plaza which is the reason for the special exception. He stated one of the changes the applicant is proposing is outside dining with 28 additional seats on the front of the building. He stated some of the review comments include moving the dumpster away from the neighbors and screening would be required. He stated the applicant's engineers went to other brewpubs and noted in the traffic study that the traffic would be 50 percent less than a normal restaurant. Mr. Hodgson indicated that one of the other issues would be the odor and on the proper ventilation. He stated nothing will escape from the stack so there will be no odor. He stated there are other brewpubs that use this type of ventilation and there seems to be no odor. Mr. Hodgson stated staff recommends approval of this application.

Mr. Hodgson discussed the traffic and engineering issues.

Commissioner Kennedy asked what were the proposed hours of operation for the brewpub?

Mr. Hodgson stated he was not sure. He stated he would assume it would be the same as a normal restaurant.

Commissioner Kennedy stated he spoke with some of the neighbors, he stated the odor does not seem to be a concern. He stated what may be a concern would be dealing with cars and noise in the parking lot at night. He asked about what type of buffer would be put in place to deal with this matter including blocking headlights as well. He asked if there would be some type of wall installed; and how many feet will it be?

Mr. Hodgson stated he would look in to the matter regarding the buffer.

Commissioner Dube asked if there will be any live music as well as the location of the entrance. He asked if the only entrance would be through the office building lobby?

Mr. Hodgson stated he was not sure.

Councilmember Umstattd asked if the grain storage silo would be attractive and a somewhat countryfied feature?

Mr. Hodgson stated he was not sure, he would look into it.

Mr. Bec Dickerson came forward and stated he wanted to clarify that there are two other entrances to the brew pub one being an emergency exit in the dining room and one going directly into the brew pub operation. He stated he would be glad to give more information on this matter at the public hearing.

Mayor Umstattd stated when the brew pub opens she hopes there will be a light or a stop sign to help with the traffic on Catoctin Circle.

Mr. Dickerson stated as a citizen he is concerned about the traffic as well. He stated unfortunately due to the way the road is on a curve no matter what they do on that side of the road, he is not sure what they can do to help the traffic coming out of the shopping center across the street. He stated it is something that the engineering department needs to study.

Vice-Chairman Clem stated he is in agreement with the traffic concerns as well.

This being a briefing there was no motion.

### **Council Representatives Report**

Councilmember Umstattd came forward and stated she and Vice-Chairman Clem attended a new group within the county and the town called Fresh-Air-Full Care to help raise money for summer camp and day care for families who cannot afford it.

### **Other Business**

#### **VCPA Training**

Ms. Swift, director of the Planning, Zoning & Development Department gave a brief update on the retreat scheduled for March 8<sup>th</sup>. She stated the retreat will be held at the community room at the Police Department.

There was a brief discussion regarding the schedule of the new Town Plan.

Commissioner Bangert will be attending the VCPA training in March.

Ms. Swift stated she would look into getting a gift to present to Ms. Moore the former Planning Commission Clerk.

### **Leesburg Station Auto Wash Joint Public Hearing March 11<sup>th</sup>**

Ms. Swift stated the item would be on the agenda on the 11<sup>th</sup> for a joint hearing with the Town Council.

Mayor Umstadd stated she does not perceive at this time a strong feeling among council members that a vote is essential that night. She stated the planning commission may wish to deliberate on it at a regular meeting.

Mayor Umstadd asked Mr. Magazzino the applicant if he was in desperate need of a vote on March 11<sup>th</sup>.

Mr. Magazzino came forward and stated the reason for asking for a joint public hearing is when he starts cleaning up the site and he finishes and he does not have the ability to go forward than he has to pull his contractor off the site which could be expensive for him. He stated he could handle a 10 day window but a month would just be too much.

Mayor Umstadd suggested he write a letter to both the council and the planning commission if the normal schedule for a vote is an issue.

There was additional discussion on this matter.

### **Zoning Map Update**

Ms. Swift informed the Commission that the re-mapping item is delayed two weeks because they need a resolution from council to initiate the re-mapping.

### **STAFF AND COMMITTEE REPORTS**

There was a brief discussion regarding the status of the Oaklawn at Stratford project.

Ms. Swift stated the Economic Development Staff has asked to give a presentation by their consultant at the next Planning Commission meeting to present a summary on their findings.

Commissioner Kennedy stated yes, lets invite them.

There was a brief discussion regarding the timing of the presentation.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:45 p.m.

**PREPARED BY:**

**APPROVED BY:**

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Anne M. Eaton

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Cliff Vaughn, Chairman